

MEETING MINUTES

ASU Design Charette Meeting January 13, 2005, 6PM City of Scottsdale Community Design Studio 7506 E. Indian School Rd.

Present: All members of committee present except Margaret Dunn

Welcome from Ed – background of project

Don Carter – President of Urban Design Associates

Hired by the City through a competitive process

Good planning firm/experience doing similar projects in other cities/they wanted to work with the City of Scottsdale

Sub firm – Urban Earth Design ; many people behind the scenes contributing to the success of the charrette

Presentation from Urban Design Associates

Photos of site & surrounding areas

3 phase planning process

Data & Analysis-Understanding

Alternatives - Exploring

Final Plan – Deciding

Studying corridors along Scottsdale Rd & McDowell Rd, in addition to the 42 acre Los Arcos site

Strengths

- Central location

- Outdoor amenities

- Cleared vacant site

- Adjacent neighborhoods

- Scottsdale 'brand'

Weaknesses

- 13 yr history of mall site

- declining retail

- some blighted housing

- missing neighborhood amenities

- no public gathering facilities

- no programmatic connection to downtown & ASU

Vision for future

- High quality design, but uniquely Scottsdale
- Public gathering place
- 24/7 vitality; vibrant, urban place
- mixed use
- welcoming to all
- revitalize South Scottsdale; catalyst for change in entire area
- climate sensitive and sustainable
- connection to downtown & ASU
- connect to open space amenities

Pittsburgh – Southside Works – Live/work loft units / technical buildings/retail
Reston, VA – iceskating rink – in the summer used for farmers markets, etc
SouthLake TX – new City Hall – entire new downtown
Bethesda, MD – parking garage in the middle of buildings- can barely see parking from street
Cambridge, MA – University park @ MIT – 2.3 million sq ft of primary technology related space; large public space in the middle of the development; office/hotel/housing/grocery store; ground floor retail

No project quite like our project. Staff has looked around the world, but hasn't found a place quite like what we want to do here.

Guiding Principles

- Balance of land use and relationships between parcels
- Meaningful open space and civic uses
- Mobility & interconnectivity
- Scottsdale's unique character
- Revitalizing Scottsdale / McDowell corridor
- Sustainability
- Economic Vitality
- Foster Technology Development

Design Ideas

Looking at 3 areas for redesign/redevelopment

Area around Antique Mall, old Polly Esthers, LA Fitness. Large group of individually owned properties. Recommendation from GLUE study, move buildings towards the street, move parking to the rear of the parcels, add landscaping; possible townhouse development?

Bill Heard Chevrolet – Commercial corner. Hotel? 2 scenarios for office building – 180 sq ft of office space? 4 story building would require a parking garage. Architecture would be sensitive to what is happening across the street at Los Arcos.

Skinny parcels along Scottsdale Rd, south of Los Arcos site. Townhouses, use back alley as access to rear parking – 57 townhouses could fit in the area – possible connection to

adjacent neighborhood. Another example would be live/work units – could fit 10 in this area.

Connectivity to Papago Park; Indian Bend wash – 3-4 places where we have ROW that can be used to make east/west connection to these areas. Possibility of bike paths along Scottsdale Rd.

Researched areas with similar climates and how they use different designs to provide relief from the heat; sun/shade/water/etc.

Los Arcos Crossing site –

Features of site

North side – commercial

Southside – residential – create new east/west street. 500 units of housing

Grocery store, drug store & other small retail

Movie theatre – 8 screen

Housing along the wash

Courtyards, pedestrian access to wash

37 acres – send message to developers (framework diagrams)

Primary entrances to the site

Somewhere on the site there needs to be a gathering place (public space)

High quality landscape buffer

Reporting Out

I.

*** Good**

Integrating into greenbelt

Natural feel of second scheme

Density of both schemes are urban/dense instead of urban sprawl

Retail onto 74th and into wash

Improves property values

*** Dislikes**

No obvious way to do phasing – especially if it is going to take 10 years

Concern about tall building on NE corner

Don't want faux Mediterranean (more forward looking)

No discussion of light rail/mass transit/turn lanes/pedestrian friendly aspects

Ideas of children's play areas lacking

*** Visions –**

Real substance in character

Choice of architects becomes critical

Green building/shade structures not just plantings & trees

Multi-media features in public areas to showcase technology & innovation

Should be weekend uses; should remain active & comfortable – 24/7 environment

II

*** Good**

Open space and green spaces

Mixed use

Like hotel on corner of Scottsdale

View corridor (Camelback)

Massing

Free & accessible parking

Need space for residents

*** Lacking**

Green building aspects

Increases in traffic

Need for best possible development (perhaps need to be more intense)

III.

*** Good**

Mixed land use

No tall buildings on corners

Aesthetics in #2

Connectivity to Tempe

More shopping

*** Dislikes**

Too much grass

Underground parking/park deck on top

*** Would like to see**

Amenities for children

Museums

Everything has to be mixed

Destination

Be able to ride bicycle to location

Light rail considerations

Get it done

IV

*** Good:**

Plan B

Transition of building height

Connection to wash

Use of sidewalks

*** Concerns:**

Lack of transit/transportation alternatives

No integration north/south

*** Would like**

Museum, facilities that people can use

Consideration for climate
Green building prototype

Closing Comments:

Project Timeline:

Advisory Commission will continue to meet – next meeting on Jan. 20 (public welcome)
Developer Section in March
Planning Commission in April
City Council in May

Opportunity for public comment in the developer selection process:

Open house on Feb 7 or 8 in Scottsdale with the three proposals (short-list)
Public display with all three alternatives – input via comment cards
Developer candidates have been observing the charrette process
Lease is for 99 years, with a 99-year extension